

LOCATION MAP  
N.T.S.

### UTILITIES

WATER - BEXARMET WATER  
SEWER - SAMS  
ELECTRIC - C.P.S.E.

### ZONING

EXISTING - MF-33, C-2  
PROPOSED - THIS PROPERTY IS IN THE PROCESS  
OF APPLYING FOR R-5 ZONING.

### LAND USE

SINGLE FAMILY - 40.1 ACRES  
NON-RESIDENTIAL - 0.0 ACRES

### TOTAL LAND AREA

40.1 ACRES

### APPROXIMATE UNIT SCHEDULE

UNIT	AREA	LOTS	DENSITY
UNIT-1	20.8 ACRES	66 LOTS	3.2 LOTS/ACRES
UNIT-2	19.3 ACRES	75 LOTS	3.9 LOTS/ACRES
SUBTOTAL:	40.1 ACRES	141 LOTS	3.5 LOTS/ACRES

### PARK AND OPEN SPACE REQUIREMENTS:

THIS PROPERTY IS VESTED FROM THE PARK AND OPEN SPACE ORDINANCE.  
PARK LAND/OPEN SPACE PROVIDED = 9.18 ACRES

### TREE REQUIREMENTS:

THIS PROPERTY IS VESTED FROM THE 1997 TREE PRESERVATION, 2003  
TREE PRESERVATION AND STREET SCAPE REQUIREMENTS.

### GENERAL NOTES

- ALL STREETS SHOWN HEREIN ARE CONVENTIONAL PUBLIC LOCAL TYPE "A" WITH 50' RIGHT OF WAY AND 28' OF PAVEMENT, UNLESS OTHERWISE INDICATED.
- A 4 FT. WIDE SIDEWALK ADJACENT TO THE CURB TO BE PROVIDED FOR PEDESTRIAN ACCESS, ALONG ALL PROPOSED LOCAL "A" STREETS.
- A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS ADJACENT TO AN ARTERIAL OR COLLECTOR STREETS.
- R.O.W. DEDICATION TO COMPLY WITH MAJOR THOROUGHFARE PLAN.
- TYPICAL LOT SIZES RANGE FROM 45' TO 65' X 100' TO 130'. LOT SIZES MAY CHANGE DEPENDING ON MARKET DEMAND BASED ON ZONING REQUIREMENTS.
- A MINIMUM OF 2 OFF-STREET PARKING SPACES IS PROVIDED FOR EACH RESIDENTIAL LOT.
- PROPERTY LIES INSIDE CITY OF SAN ANTONIO LIMITS, BEXAR COUNTY, TEXAS.
- PROPERTY LIES INSIDE NORTHEAST INDEPENDENT SCHOOL DISTRICT.
- THE SUBJECT PROPERTY IS SITUATED WITHIN THE UNSHADED PORTION OF ZONE "X" AS INDICATED ON THE FOLLOWING FLOOD INSURANCE RATE MAP: 48029C0140 F EFFECTIVE DATE: JANUARY 4, 2002, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.
- SITE IS OVER OR WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- SOURCE OF BEARINGS ARE REFERENCED FROM THE DEED RECORDED IN VOLUME 8229 PAGE 1507 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. (N 65°57'50" W)
- THE SITE IS VESTED FROM THE CONNECTIVITY RATIO STANDARDS. **VRP \***
- ON APRIL 19, 2005, THIS PROJECT WAS APPROVED FOR A VESTED RIGHT PERMIT AS ON JUNE 5, 1985 FOR APPROXIMATELY 180 SINGLE FAMILY DWELLINGS.
- THE PROJECT SITE WAS ISSUED CATEGORY 1 CLASSIFICATION BY SAN ANTONIO WATER SYSTEMS ON APRIL 6, 2005.

LINE	LENGTH	BEARING
L1	84.95'	S51°15'33"E

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	61°30'18"	957.00'	1027.31'	969.41'	S83°17'01"W	978.69'



SHOW  
DRIVEWAYS  
35-B101(c) F(14)

35-B101(c)

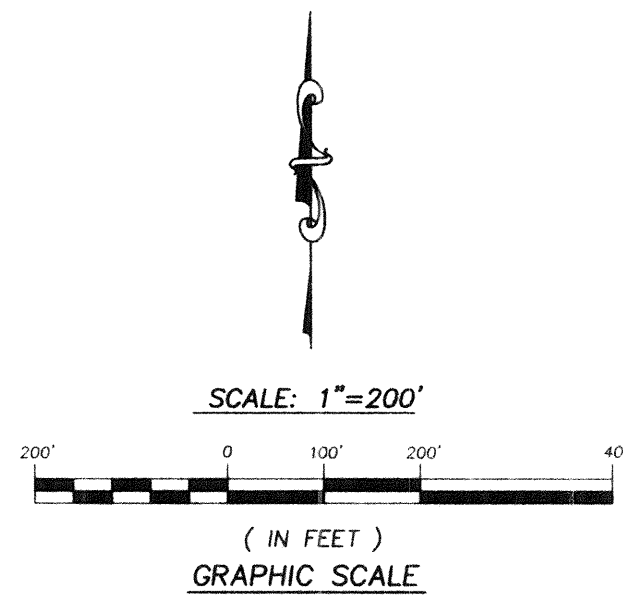
Connectivity Ratio  
15/13 = 1.1538  
Vested  
Does not  
require  
Connectivity

### Legal Description:

A 40.078 acre tract of land being out of a 168.87 acre tract in the L.C. Grothaus Survey No. 12, Abstract No. 930, County Block 4936, N.C.B. 19219, City of San Antonio, Bexar County, Texas, and as a called 168.87 acre tract designated as Tract V, according to deed recorded in Volume 7398, Page 1738, of the Official Public Records of Real Property, Bexar County, Texas, and being the same called 40.078 acre tract as conveyed from F.C. Properties One, Ltd. to Oak Stone (San Antonio) PIP III, L.P., Limited Liability Limited Partnership in Special Warranty Deed dated February 4, 2000, recorded in Volume 8299, Page 1507, of the Official Public Records of Real Property of Bexar County, Texas said 40.078 acre tract being more particularly described as follows, with all bearings being referenced to the southwest line of said 40.078 acre tract, bearing N 65°57'50" W.

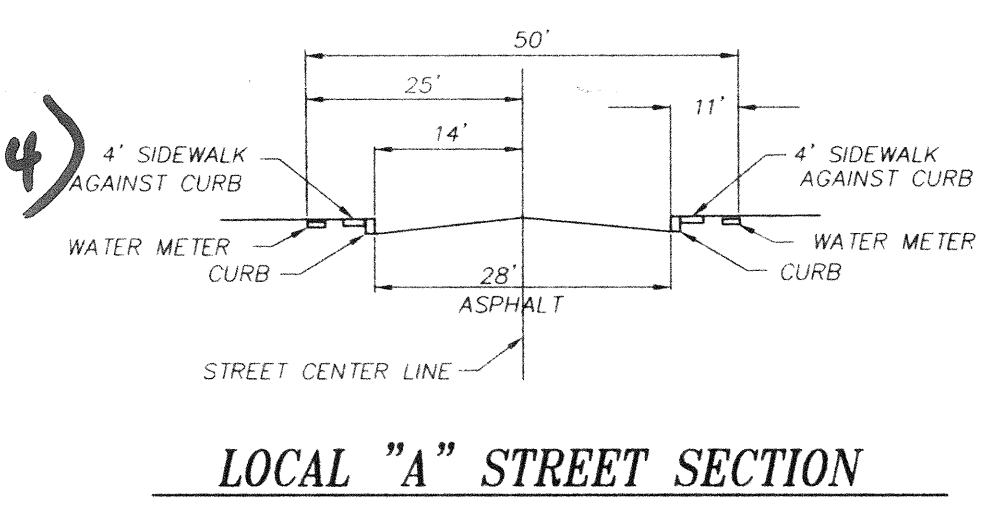
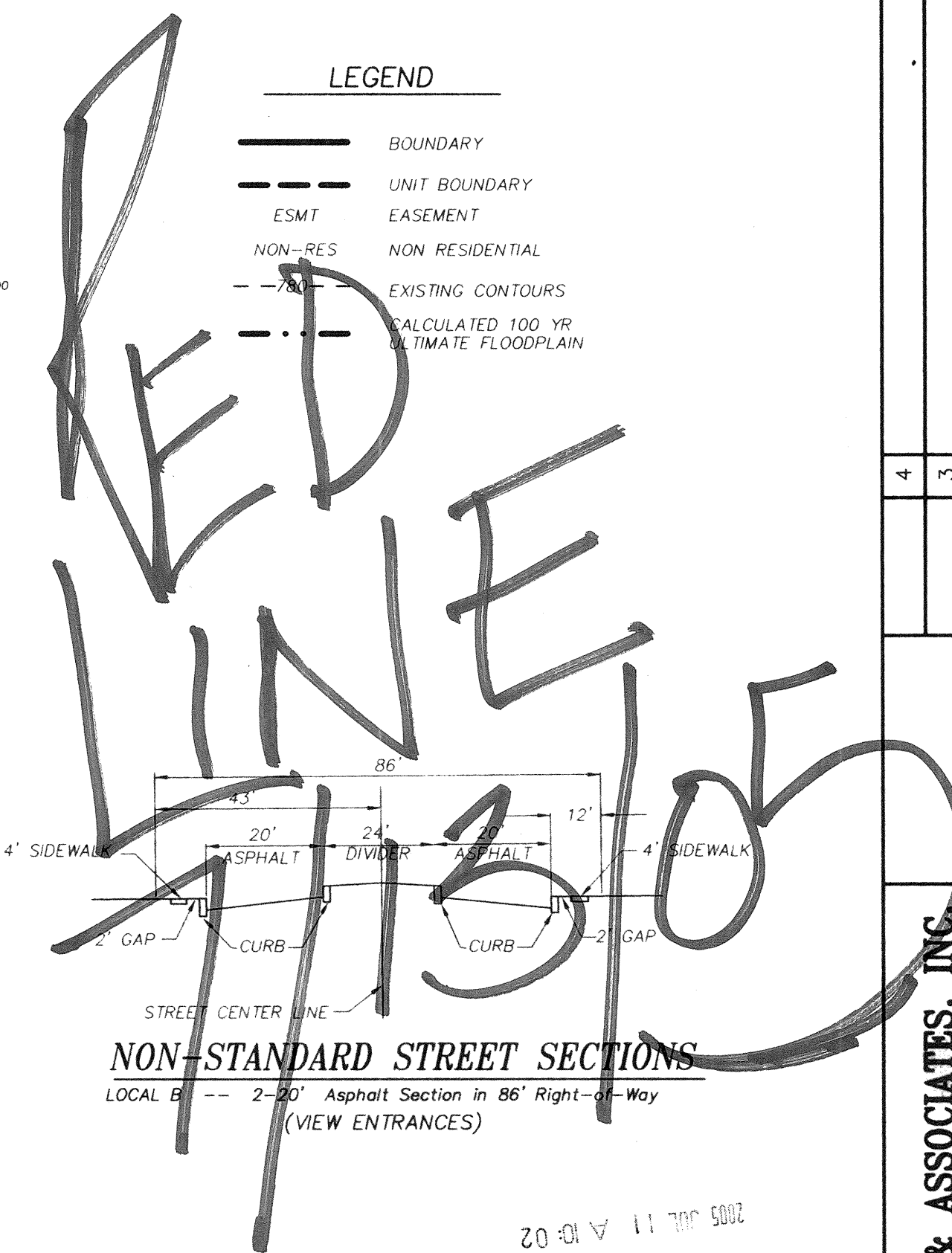
THIS PLAN HAS BEEN ACCEPTED BY  
CITY OF SAN ANTONIO

CHAIRMAN	DATE
SECRETARY	DATE

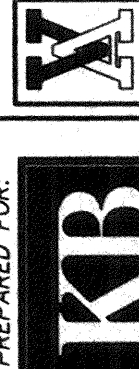


### LEGEND

- BOUNDARY
- UNIT BOUNDARY
- ESMT EASEMENT
- NON-RES NON-RESIDENTIAL
- EXISTING CONTOURS
- CALCULATED 100 YR ULTIMATE FLOODPLAIN



VICKREY & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
12940 Country Parkway  
San Antonio, Texas 78216  
Voice: (210) 348-3271 Fax: (210) 348-2581



MASTER DEVELOPMENT PLAN

SADDLE MOUNTAIN AT OAKSTONE  
SAN ANTONIO, TEXAS

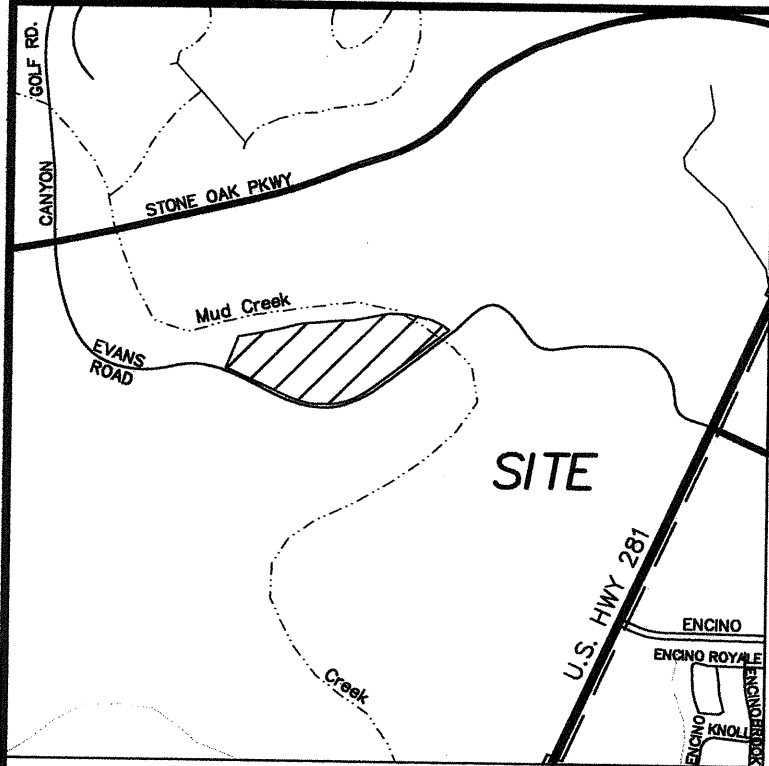
DEVELOPER/OWNER  
KB HOME, LTD  
4800 FREDERICKSBURG ROAD  
SAN ANTONIO, TEXAS 78216  
210-308-1321  
  
ENGINEER  
VICKREY & ASSOCIATES, INC.  
12940 COUNTRY PARKWAY  
SAN ANTONIO, TEXAS 78216  
210-348-3271

DATE PREPARED: 06/15/05

MDP ID # 865

PLAT NO.	DATE: JUNE 2005
SCALE	Vertical 1" = N/A Horizontal 1" = 200
SHEET	OF
1	1
PROJ. NO. 2014-001	





LOCATION MAP  
N.T.S.

### UTILITIES

WATER - BEXARMET WATER  
SEWER - SAWS  
ELECTRIC - C.P.S.E.

### ZONING

EXISTING - MF-33 ERZD, R-6 ERZD

### LAND USE

SINGLE FAMILY - 40.1 ACRES  
NON-RESIDENTIAL - 0.0 ACRES

### TOTAL LAND AREA

40.1 ACRES

### APPROXIMATE UNIT SCHEDULE

UNIT	AREA	LOTS	DENSITY
UNIT-1	21.9 ACRES	69 LOTS	3.2 LOTS/ACRES
UNIT-2	18.2 ACRES	73 LOTS	4.0 LOTS/ACRES
SUBTOTAL:	40.1 ACRES	142 LOTS	3.5 LOTS/ACRES

### PARK AND OPEN SPACE REQUIREMENTS:

THIS PROPERTY IS VESTED FROM THE PARK AND OPEN SPACE ORDINANCE.  
PARK LAND/OPEN SPACE PROVIDED = 9.18 ACRES

### TREE REQUIREMENTS:

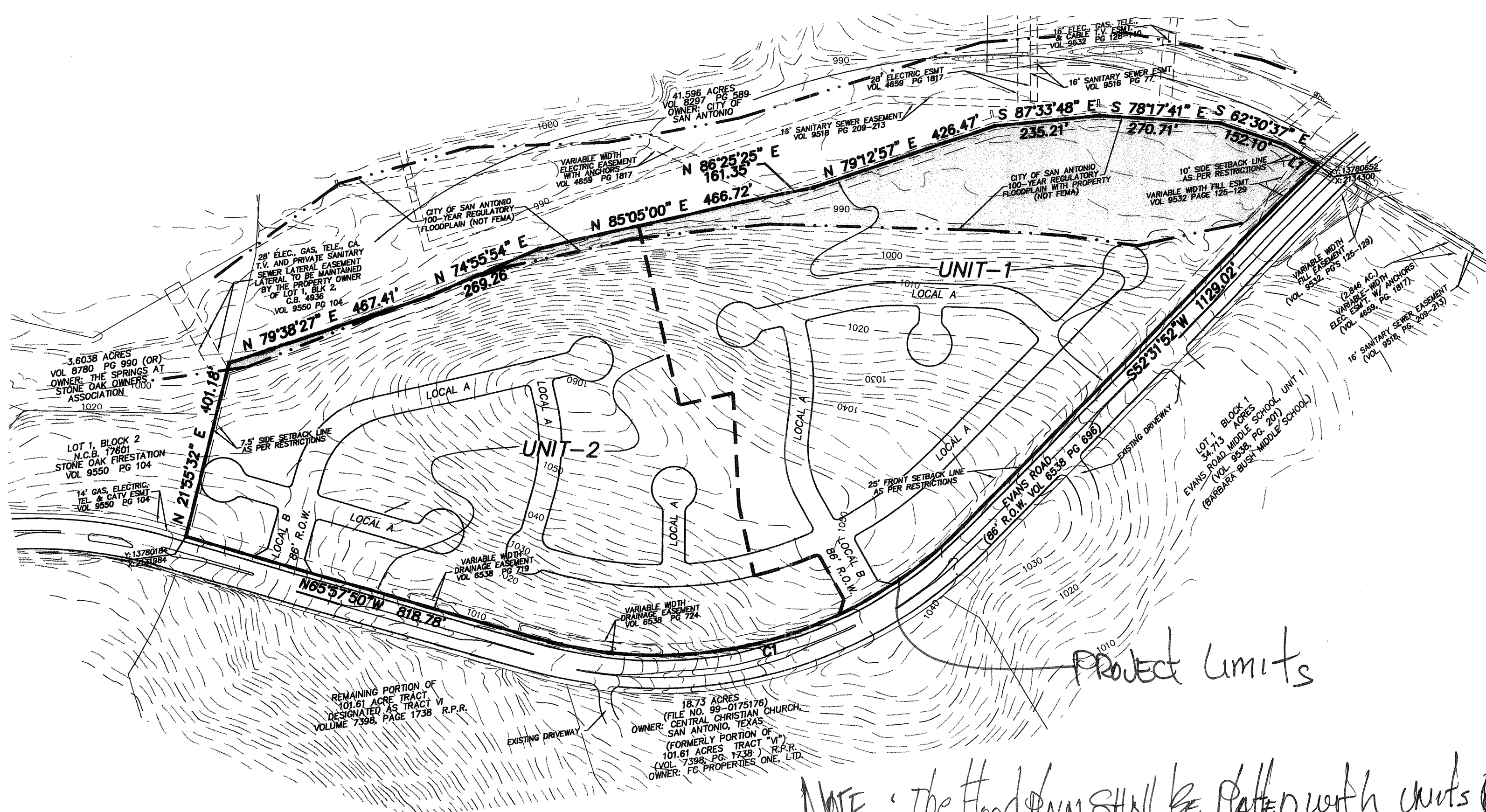
THIS PROPERTY IS VESTED FROM THE 1997 TREE PRESERVATION, 2003 TREE PRESERVATION REQUIREMENTS. STREETSCAPE REQUIREMENTS WILL BE MET ALONG EVANS ROAD AND THE TWO ENTRY STREETS UP TO THE FIRST INTERSECTION ON EACH STREET.

### GENERAL NOTES

- ALL STREETS SHOWN HEREIN ARE CONVENTIONAL PUBLIC LOCAL TYPE "A" WITH 50' RIGHT OF WAY AND 28' OF PAVEMENT, UNLESS OTHERWISE INDICATED.
- SIDEWALKS SHALL BE INSTALLED ALONG ALL INTERNAL AND EXTERNAL ROADWAYS IN ACCORDANCE WITH UDC 35-506(g).
- A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS ADJACENT TO AN ARTERIAL OR COLLECTOR STREETS.
- R.O.W. DEDICATION TO COMPLY WITH MAJOR THOROUGHFARE PLAN.
- TYPICAL LOT SIZES RANGE FROM 45' TO 85' X 100' TO 130'. LOT SIZES MAY CHANGE DEPENDING ON MARKET DEMAND BASED ON ZONING REQUIREMENTS.
- A MINIMUM OF 2 OFF-STREET PARKING SPACES IS PROVIDED FOR EACH RESIDENTIAL LOT.
- PROPERTY LIES INSIDE CITY OF SAN ANTONIO LIMITS, BEXAR COUNTY, TEXAS.
- PROPERTY LIES INSIDE NORTHEAST INDEPENDENT SCHOOL DISTRICT.
- THE SUBJECT PROPERTY IS SITUATED WITHIN THE UNSHADED PORTION OF ZONE "X" AS INDICATED ON THE FOLLOWING FLOOD INSURANCE RATE MAP: 4802900140 F EFFECTIVE DATE: JANUARY 4, 2002, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.
- SITE IS OVER OR WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- SOURCE OF BEARINGS ARE REFERENCED FROM THE DEED RECORDED IN VOLUME 8229 PAGE 1507 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. (N 65°57'50" W)
- THE SITE IS VESTED FROM THE CONNECTIVITY RATIO STANDARDS.
- ON APRIL 19, 2005, THIS PROJECT WAS APPROVED FOR A VESTED RIGHT PERMIT AS ON JUNE 5, 1985 FOR APPROXIMATELY 180 SINGLE FAMILY DWELLINGS. VESTED RIGHT PERMIT NUMBER IS 05-03-072.
- THE PROJECT SITE WAS ISSUED CATEGORY 1 CLASSIFICATION BY SAN ANTONIO WATER SYSTEMS ON APRIL 6, 2005.
- SOME OR ALL OF THIS PROPERTY IS LOCATED IN THE DAM BREACH INUNDATION AREA OF THE SAN ANTONIO RIVER AUTHORITY (SARA)/NATURAL RESOURCE CONSERVATION SERVICE (NRCS) DAM NO. 9. SAID DAM IS LOCATED IN THE MUD CREEK SUB-WATERSHED OF THE SALADO CREEK WATERSHED. THE DAM IS OWNED AND OPERATED BY THE SAN ANTONIO RIVER AUTHORITY, WHICH IS LOCATED AT 100 E. GUNTHER, SAN ANTONIO, TEXAS 78204. THIS NOTE MUST BE PLACED ON ALL PLATS AND REPLATS ASSOCIATED WITH THIS PROPERTY.
- SARA/NRCS DAM NO. 9 IS LOCATED DOWNSTREAM OF THE SUBJECT PROPERTY AND WITHIN THE MUD CREEK SUB-WATERSHED OF THE SALADO CREEK WATERSHED. AN ANALYSIS OF THE IMPACT OF ULTIMATE DEVELOPMENT OF TRIBUTARY AREAS ON DAM NO. 9 MUST BE ACCEPTED BY THE STORMWATER ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ACCEPTANCE OF THIS PROPERTY INTO THE REGIONAL STORMWATER MANAGEMENT PROGRAM (RSWMP) BY THE CITY OF SAN ANTONIO.
- THE CITY OF SAN ANTONIO 100 YR REGULATORY FLOODPLAIN SHALL BE PLATTED AS A DRAINAGE EASEMENT WITH UNIT 1 AND 2 SUBDIVISION PLAT.
- ALL INTERSECTIONS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).

LINE	LENGTH	BEARING
L1	84.85'	S51°15'33"E

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	61°30'18"	957.00'	1027.31'	569.41'	S83°17'01"W	978.69'



NOTE: The Floodplain shall be Platted with units 1 and 2 at the time of platting

### Legal Description:

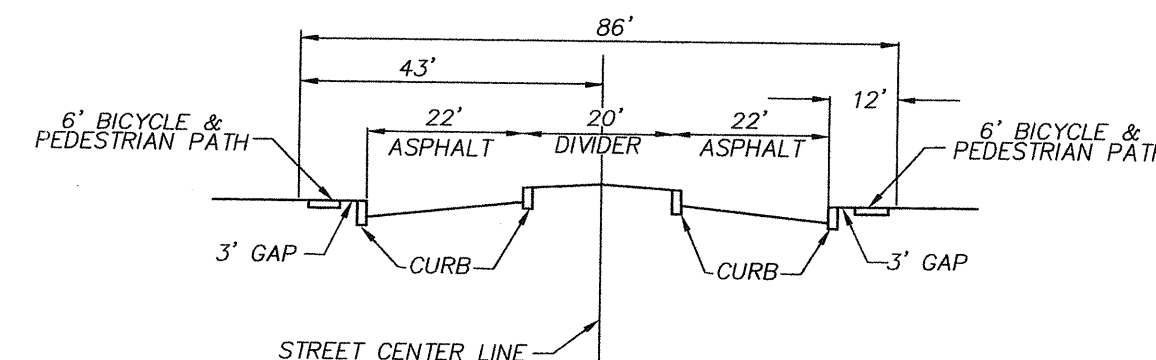
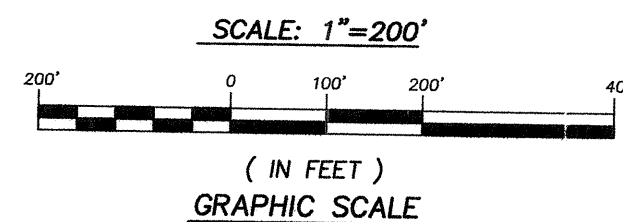
A 40.078 acre tract of land being out of a 168.87 acre tract in the L.C. Grothaus Survey No. 12, Abstract No. 930, County Block 4936 N.C.B. 19219, City of San Antonio, Bexar County, Texas, and as a called 168.87 acre tract designated as Tract V, according to deed recorded in Volume 7398, Page 1738, of the Official Public Records of Real Property, Bexar County, Texas, and being the same called 40,078 acre tract as conveyed from F.C. Properties One, Ltd. to Oak Stone (San Antonio) PIP III, L.P., Limited Liability Limited Partnership in Special Warranty Deed dated February 4, 2000, recorded in Volume 8299, Page 1507, of the Official Public Records of Real Property of Bexar County, Texas said 40,078 acre tract being more particularly described as follows, with all bearings being referenced to the southwest line of said 40.078 acre tract, bearing N 65°57'50" W:

THIS PLAN HAS BEEN ACCEPTED BY  
CITY OF SAN ANTONIO

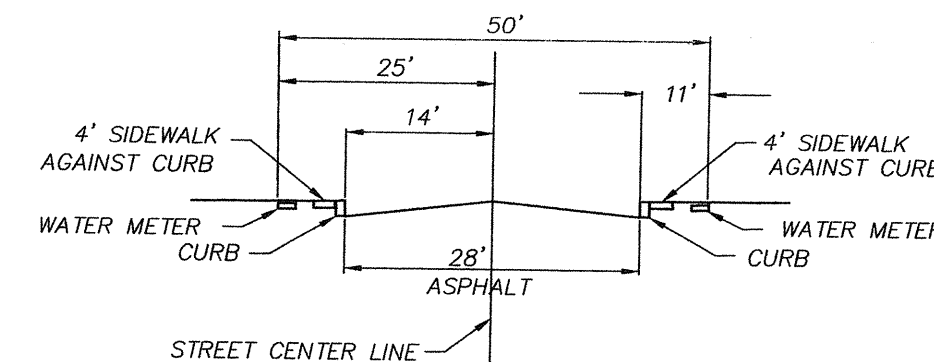
CHAIRMAN	DATE
SECRETARY	DATE

### LEGEND

- BOUNDARY
- UNIT BOUNDARY
- EASEMENT
- NON-RES
- NON RESIDENTIAL
- EXISTING CONTOURS
- CALCULATED 100 YR ULTIMATE FLOODPLAIN



NON-STANDARD STREET SECTIONS  
LOCAL B -- 2-22' Asphalt Section in 86' Right-of-Way  
(VIEW ENTRANCES)



LOCAL "A" STREET SECTION

Handwritten notes: "Please see P. 101 and 102 for more details and show NUMBER ON PLAT".

PROJ. NO. 2014-001

### DEVELOPER/OWNER

KB HOME, LTD.  
4800 FREDERICKSBURG ROAD  
SAN ANTONIO, TEXAS 78216  
210-308-1321

### ENGINEER

VICKREY & ASSOCIATES, INC.  
12940 COUNTRY PARKWAY  
SAN ANTONIO, TEXAS 78216  
210-349-3271

DATE PREPARED: 06/15/05

MDP ID # 865

DATE	NO.	DESCRIPTION	REVISIONS
9/20/05	4	REVISED NOTE 2 & ADDED NOTE 18 PER STRT & SAN COMMENTS. REVISED ZONING INFO PER ZONING COMMENTS.	
9/6/05	2	LOCAL "B" STREET SECTION TO SHOW BICYCLE & PEDESTRIAN PATH.	
8/4/05	1	ADDED NOTES PER STORM WATER COMMENTS 8/7/05	

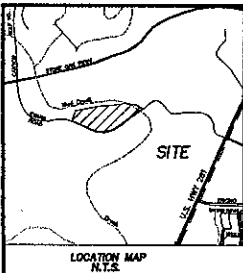
VICKREY & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
12940 Country Parkway  
San Antonio, Texas 78216  
Voice: (210) 349-3271 Fax: (210) 349-2861

KB HOME  
4800 Fredericksburg Road  
San Antonio, Texas 78216  
210-308-1321

MASTER DEVELOPMENT PLAN

SADDLE MOUNTAIN AT STONE OAK  
SAN ANTONIO, TEXAS

PLAT NO.	DATE: JUNE 2005
SCALE	1" = N/A
Vertical	1" = 200'
Horizontal	1" = 200'
SHEET	OF
1	1
PROJ. NO. 2014-001	



# **UTILITIES**

WATER - BOXJACKET WATER  
SEWER - SAND  
ELECTRIC - C.P.S.E.

# **ZONING**

EXISTING - MF-33 ER2D, R-6 ER2D

# **LAND USE**

SINGLE FAMILY - 40.1 ACRES

NON-RESIDENTIAL - 0.0 ACRES

# **TOTAL LAND AREA**

40.1 ACRES

# **APPROXIMATE UNIT SCHEDULE**

UNIT	AREA	LOTS	DENSITY
UNIT-1	21.6 ACRES	69 LOTS	3.2 LOTS/ACRES
UNIT-2	18.2 ACRES	73 LOTS	4.0 LOTS/ACRES
SUBTOTAL	40.1 ACRES	142 LOTS	3.5 LOTS/ACRES

# **PARK AND OPEN SPACE REQUIREMENTS:**

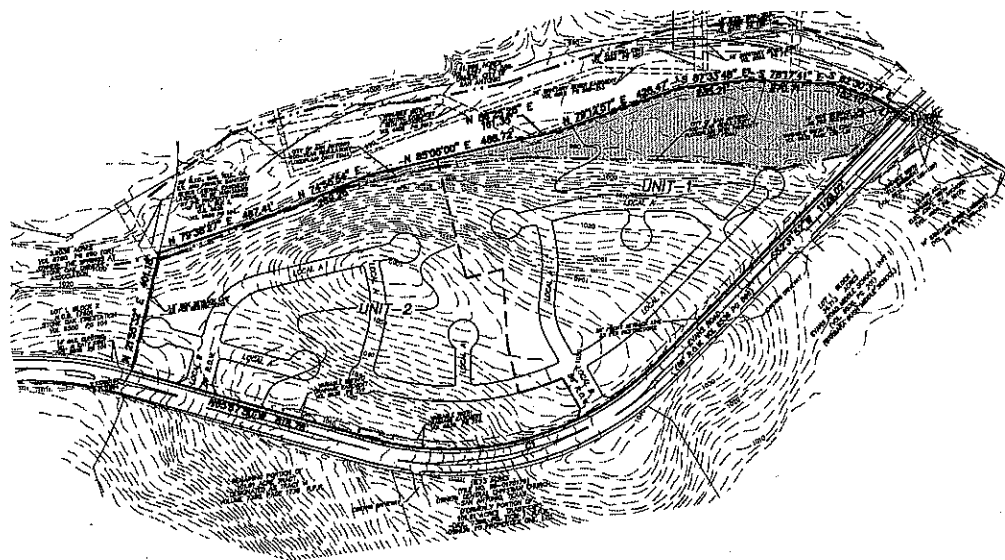
THIS PROPERTY IS VESTED FROM THE PARK AND OPEN SPACE ORDINANCE.  
PARK LAND/OPEN SPACE PROVIDED = 0.18 ACRES

# **TREE REQUIREMENTS:**

THIS PROPERTY IS VESTED FROM THE 1987 TREE PRESERVATION 2003  
TREE PRESERVATION REQUIREMENTS. STREETSCAPE REQUIREMENTS  
WILL BE MET ALONG EVANS ROAD AND THE TWO ENTRY STREETS UP  
TO THE FIRST INTERSECTION ON EACH STREET.

# **GENERAL NOTES**

- ALL STREETS SHOWN HEREON ARE CONVENTIONAL PUBLIC LOCAL TYPE "A" WITH 30' RIGHT OF WAY AND 2' OF PAVEMENT UNLESS OTHERWISE INDICATED.
- SIDEWALKS SHALL BE INSTALLED ALONG ALL INTERNAL AND EXTERNAL ROADSWAYS IN ACCORDANCE WITH UDC 33-306(c).
- A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS ADJACENT TO AN INTERNAL OR COLLECTOR STREET.
- A.R.R. DEDICATION TO COMPLY WITH MAJOR THOROUGHFARE PLAN.
- TYPICAL LOT SIZES RANGE FROM 40' TO 80' X 100' TO 130'. LOT SIZES MAY CHANGE DEPENDING ON MARKET DEMAND BASED ON ZONING REQUIREMENTS.
- A MINIMUM OF 2 OFF-STREET PARKING SPACES IS PROVIDED FOR EACH RESIDENTIAL LOT.
- PROPERTY LIES INSIDE CITY OF SAN ANTONIO LIMITS, BEXAR COUNTY, TEXAS.
- PROPERTY LIES INSIDE NORTHEAST INDEPENDENT SCHOOL DISTRICT.
- THE SUBJECT PROPERTY IS SITUATED WITHIN THE UNIMPAVED PORTION OF ZONE "C" AS INDICATED ON THE FOLLOWING PLACED INDEMNITY RATE MAP: "BIOGEOGRAPHIC EFFECTIVE DATE: JANUARY 4, 2002, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.
- SITE IS OVER ON WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- SOURCE OF REVENUE ARE REFERENCED FROM THE BOED RECORDED BY VOLUME 8289 PAGE 1507 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (IN 8357307-4).
- THE SITE IS VESTED FROM THE CONNECTIVITY RATIO STANDARDS.
- ON APRIL 19, 2005, THIS PROJECT WAS APPROVED FOR A VESTED RIGHT POINT AT OR ALONG A 1000' FOR APPROXIMATELY ONE SINGLE FAMILY DWELLING. VESTED RIGHT POINT NUMBER IS 02-03-07A.
- THE PROJECT SITE WAS DESIGNATED CATEGORY 1 CLASSIFICATION BY SAN ANTONIO WATER SYSTEMS ON APRIL 8, 2005.
- SOME OR ALL OF THIS PROPERTY IS LOCATED IN THE DAM BREAKAGE FLOODATION AREA OF THE SAN ANTONIO RIVER AUTHORITY (SARA)/NATURAL RESOURCE CONSERVATION SERVICE (NRCS) DAM NO. 6. THIS DAM IS LOCATED IN THE MID CREEK SUB-WATERSHED OF THE SALADO CREEK WATERSHED. THE DAM IS OWNED AND OPERATED BY THE SAN ANTONIO RIVER AUTHORITY, WHICH IS LOCATED AT 100 E. CANTRELL, SAN ANTONIO, TEXAS 78204. THIS NOTE MUST BE PLACED ON ALL PLATS AND RELEVANT ASSOCIATED WITH THIS PROPERTY.
- SARA/WRCS DAM NO. 6 IS LOCATED DOWNSTREAM OF THE SUBJECT PROPERTY AND WITHIN THE MID CREEK SUB-WATERSHED OF THE SALADO CREEK WATERSHED. AN ANALYSIS OF THE IMPACT OF ULTIMATE DEVELOPMENT OF TWELVE AREAS ON DAM NO. 6 MUST BE ACCEPTED BY THE STORMWATER ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ACCEPTANCE OF THIS PROPERTY INTO THE REGIONAL STORMWATER MANAGEMENT PROGRAM (RSMP) BY THE CITY OF SAN ANTONIO.
- THE CITY OF SAN ANTONIO 100 YR REGULATORY FLOODPLAIN SHALL BE PLATTED AS A DRAINAGE EASEMENT WITH UNIT 1 AND 2 SUBDIVISION PLAT.
- ALL INTERSECTIONS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 33-306(d)(5).

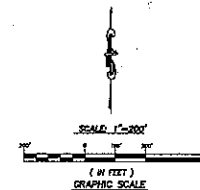


# **Legal Description:**

A 40.078 acre tract of land being out of a 165.87 acre tract in the L.C. Grethaus Survey No. 12, Abstract No. 800, County Bexar, State of Texas, and as to said 165.87 acre tract described on Tract 1, according to deed recorded in Volume 2366, Page 1756 of the Official Public Records of Bexar County, Texas, and being the same called 40.078 acre tract as conveyed from F.C. Properties One, Ltd. to Oak Stone (San Antonio) LLP & L.P., Limited Liability United Partnership in Special Warranty Deed dated February 4, 2000, recorded in Volume 8289, Page 1507, of the Official Public Records of Bexar County, Texas, and 40.078 acre tract being more particularly described as follows, with all bearings being referenced to the southwest line of said 40.078 acre tract, bearing S 83°57'30" W.

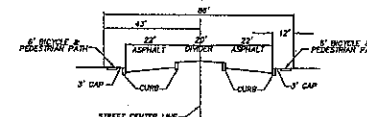
THIS PLAN HAS BEEN ACCEPTED BY  
CITY OF SAN ANTONIO

CHURMAN \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

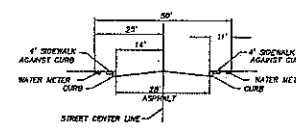


# **LEGEND**

- BOUNDARY
- LINE BOUNDARY
- ESMT
- NON-RES
- EXISTING CONTOURS
- CALCULATED 100 YR ULTIMATE FLOODPLAIN



**NON-STANDARD STREET SECTIONS**  
LOCAL B - 2-22' Asphalt Section in 86' Right-of-Way  
(VIEW ENTRANCES)



**LOCAL "A" STREET SECTION**

**DEVELOPER/OWNER**  
KB HOME, LTD  
4800 FRIEDRICHSHURG ROAD  
SAN ANTONIO, TEXAS 78216  
210-308-1321

**ENGINEER**  
VICKERY & ASSOCIATES, INC.  
12940 COUNTRY PARKWAY  
SAN ANTONIO, TEXAS 78216  
210-349-3271

DATE PREPARED: 06/15/05

MDP ID # \_\_\_\_\_

MASTER DEVELOPMENT PLAN

SADDLE MOUNTAIN AT STONE OAK  
SAN ANTONIO, TEXAS

PLAT NO.  
DATE: JUNE 2005  
SCALE  
Vertical 1" = 10'-0"  
Horizontal 1" = 200'-0"  
SHEET 1 OF 1  
PLAN NO. 2014-001

VICKERY & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
12940 Country Parkway  
San Antonio, Texas 78216  
Phone (210) 349-3271 Fax (210) 349-3444

KB HOME







**City of San Antonio**  
**Development Services Department**  
**Master Development Plan**  
**APPLICATION**



Date: 6-16-05

**Case Manager:**

Robert Lombrano, Planner II (Even File number)  
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)  
(210) 207-7207, ernestb@sanantonio.gov

**File Number:**

2005 JUN 20  
D.F.V. SERVICES  
11:20 AM

**\*\*Will this project be used in conjunction with a Tax Increment Financing Application (TIF):** ☐ YES ☒ NO

If YES please note that higher standards have been adopted and are required for projects that involve City funds like HF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions)

(Check One)

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan                          |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)                            | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)                     | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND)                | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Flexible Development District                             | <input type="checkbox"/> Pedestrian Plan (PP)                 |
| <input type="checkbox"/> Urban Development (UD)                                    | <input type="checkbox"/> Other: _____                         |
| <input type="checkbox"/> Rural Development (RD)                                    |   |
| <input type="checkbox"/> Farm and Ranch (FR)                                       |   |
| <input type="checkbox"/> Mix Light Industrial (MI-1)                               |   |

*Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Development Services, MDP Division Request for Review form (attached) for respective departments or*

Project Name: Saddle Mountain at Stone Oak Subdivision

Owner/Agent: KB Home Phone: 210-301-2886 Fax: 210-979-0072

Address: 4800 Fredericksburg Road Zip code: 78229

Engineer/Surveyor: Vickrey & Associates, Inc. Phone: 210-349-3271 Fax: 210-349-2561

Address: 12940 Country Parkway, San Antonio, TX Zip code: 78216

Contact Person Name: Frederick J. McNealy E-mail: fmcnealy@vickreynet.com

February 23, 2004



**City of San Antonio**  
**Development Services Department**  
**Master Development Plan**  
**APPLICATION**



Date: 6-16-05

**Case Manager:**

Robert Lombrano, Planner II (Even File number)  
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)  
(210) 207-7207, ernestb@sanantonio.gov

**File Number:**

DEV. SERVICES  
2005 JUN 20 4:20

**\*\*Will this project be used in conjunction with a Tax Increment Financing Application (TIF):** ☐ YES ☒ NO

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions)

*(Check One)*

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan                          |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)                            | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)                     | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND)                | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Flexible Development District                             | <input type="checkbox"/> Pedestrian Plan (PP)                 |
| <input type="checkbox"/> Urban Development (UD)                                    | <input type="checkbox"/> Other: _____                         |
| <input type="checkbox"/> Rural Development (RD)                                    |   |
| <input type="checkbox"/> Farm and Ranch (FR)                                       |   |
| <input type="checkbox"/> Mix Light Industrial (MI-1)                               |   |

*Master Plan Submittals: **Completeness Review Form** and 15 copies (folded) with Development Services, **MDP Division Request for Review form** (attached) for respective departments or*

Project Name: Saddle Mountain at Stone Oak Subdivision

Owner/Agent: KB Home Phone: 210-301-2886 Fax: 210-979-0072

Address: 4800 Fredericksburg Road Zip code: 78229

Engineer/Surveyor: Vickrey & Associates, Inc. Phone: 210-349-3271 Fax: 210-349-2561

Address: 12940 Country Parkway, San Antonio, TX Zip code: 78216

Contact Person Name: Frederick J. McNealy E-mail: fmcnealy@vickreynet.com

February 23, 2004

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**APPLICATION**  
(Continued)

Existing legal Description:

A40.078 acre tract out of a 168.87 acre tract in the L.C. Grothaus Survey #12,  
Abstract #930, C.B. 4936 according to deed recording in Vol 7398, Page 1738, Real  
Property Records of Bexar County, Texas.

Existing zoning: C2 Proposed zoning: R5

Projected # of Phases: 2

Number of dwelling units (lots) by Phases: U1-66 lots; U2-75

Total Number of lots: 141 divided by acreage: 40.1 = Density: 3.5

(PUD Only) Linear feet of street N/A ☐ Private ☐ Gated ☐ Attached  
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: N/A divided by total acreage: N/A = Open space N/A %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): N/A

(PUD Only) Construction start date: N/A

(PUD Only) X/Y coordinates at major street entrance: X: N/A Y: N/A

**Site is over/within/includes:**

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No

San Antonio City Limits? ☒ Yes ☐ No

Council District: 9 School District: NEISD Ferguson map grid: 483 A6, B6

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name N/A No. N/A

Is there a corresponding PUD for this site? Name N/A No. N/A

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

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**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**Technical Review**

DEV. SERVICES

2005 JUN 20 A 9:20

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☐ City assigned Plan ID number; *to be assigned*
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- N/A* ☐ Certificate of agency or power of attorney if other than owner;
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- N/A* ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- N/A* ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- N/A* ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);



**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**Technical Review**

(Continued)

DEV. SERVICES  
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☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or not residential FAR)

☒ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;

☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;

☒ The location and dimension of all proposed or existing lots.

☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.

☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.

☒ The schematic of all existing and proposed streets, as well as proposed access points.

☒ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.

☒ (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.

☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.

☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.

☒ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:

(PUD ONLY)

(a) square footage of all buildings and structures

(b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.

☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:

(a) total number of dwelling units, by development phase.

(b) Residential density and units per acre.

(c) (PUD Only) Total floor area ratio for each type of use.

(d) Total area in passive open space.

(e) Total area in active developed recreational open space.

(f) Total number of off-street parking and loading spaces.

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**Technical Review**

(Continued)

2005 JUN 20 A 9:20

DEV. SERVICES

☒ Traffic Impact Analysis (section 35-502).

~~N/A~~ (PUD Only) Utilities plan.

☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.

~~N/A~~ (PUD Only) Lots numbered as approved by the City.

~~N/A~~ (PUD Only) Layout shall show where lot setbacks as required.

~~N/A~~ Location and size in acres of school sites, as applicable. *No schools*

☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.

☒ A stormwater management plan (section 35-B119)

**Owner or Authorized Representative:**

I certify that the Saddle Mountain at Stone Oak Subd Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: Joseph C Hernandez Signature: *Jose Hernandez*

Date: 5-16-05 Phone: (210) 301-2886 Fax: (210) 366-2378

E-mail: JCHERNANDEZ@KBHOME.COM

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038



City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**



**Case Manager**

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

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☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)  
☐ Plat Certification Request ☐ Other: \_\_\_\_\_

Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

Date: 6-16-05

(Check One)

Project Name: SADDLE MOUNTAIN AT STONE File# \_\_\_\_\_

Engineer/Surveyor: OAK SUBDIVISION  
VICKREY & ASSOCIATES, INC

Address: 12940 COUNTRY PKWY, SA., TX. Zip code: 78216

Phone: 349-3271 Fax: 349-2561

Contact Person Name: Rick McNealy E-mail: rmcnealy@vickrey.net

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

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Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division  
Request for Review form (attached) for respective departments or agencies

February 23, 2004

Page 1 of 2

2005 JUL 11 A 10:02  
DEV SERVICES



## REQUEST FOR REVIEW

(Cont.)

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Master Development Plan              | <input type="checkbox"/> Street and Drainage         |
| <input type="checkbox"/> Major Thoroughfare                              | <input type="checkbox"/> Traffic T.I.A.              |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks)                   | <input type="checkbox"/> Parks - Open space          |
| <input type="checkbox"/> Zoning  | <input type="checkbox"/> Fire Protection             |
| <input type="checkbox"/> SAWS Aquifer                                    | <input type="checkbox"/> Bexar County Public Works   |
| <input type="checkbox"/> Storm Water Engineering                         | <input type="checkbox"/> Other: _____                |

### City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: \_\_\_\_\_

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature

Title

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

February 23, 2004

Page 2 of 2



City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**



**Case Manager**

Robert Lombrano , Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano @sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

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☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)  
☐ Plat Certification Request ☐ Other: \_\_\_\_\_

Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

Date: 6-16-05

(Check One)

Project Name: SADDLE MOUNTAIN AT STONE File# \_\_\_\_\_

Engineer/Surveyor: OAK SUBDIVISION  
VICKREY & ASSOCIATES, INC

Address: 12940 COUNTRY PKWY, SA., TX. Zip code: 78216

Phone: 349-3271 Fax: 349-2561

Contact Person Name: Rick McNealy E-mail: rmcnealy@rickreyn.net

Reference Any MDP's, POADP's, and PUD's associated with this project:

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## REQUEST FOR REVIEW

(Cont.)

- |  |  |
|--|--|
| <input type="checkbox"/> Master Development Plan                         | <input type="checkbox"/> Street and Drainage           |
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Comments: \_\_\_\_\_

DEV. SERVICES

2005 JUN 20 A 9:23

Signature

Title

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

February 23, 2004

Page 2 of 2





City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**



**Case Manager**

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Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)  
☐ Plat Certification Request ☐ Other: \_\_\_\_\_

Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

Date: 6-16-05

(Check One)

Project Name: SADDLE MOUNTAIN AT STONE File# \_\_\_\_\_  
OAK SUBDIVISION

Engineer/Surveyor: VICKREY & ASSOCIATES, INC

Address: 12940 COUNTRY PKWY, SA., TX. Zip code: 78216

Phone: 349-3271 Fax: 349-2561

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## REQUEST FOR REVIEW

(Cont.)

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Date: \_\_\_\_\_

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Comments: \_\_\_\_\_

DEV. SERVICES  
2005 JUN 20 A 9:23

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Signature

Title

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

February 23, 2004

Page 2 of 2



City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**



**Case Manager**

Robert Lombrano , Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

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(210) 207-7207, ernestb@sanantonio.gov

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☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)  
☐ Plat Certification Request ☐ Other: \_\_\_\_\_

Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

Date: 6-16-05

(Check One)

Project Name: SADDLE MOUNTAIN AT STONE File# \_\_\_\_\_

Engineer/Surveyor: OAK SUBDIVISION  
VICKREY & ASSOCIATES, INC

Address: 12940 COUNTRY PKWY, SUITE 216 San Antonio, TX 78216

Phone: 349-3271 Fax: 349-2561

Contact Person Name: Rick McNealy E-mail: rmcnealy@vickreynet.com

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## REQUEST FOR REVIEW

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subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments:

**MTP approved 8/4/05**

- ~~1. PROVIDE LEGAL INSTRUMENT~~
2. PROVIDE VRP AND SHOW VRP NUMBER ON PLANS
3. LABEL PROJECT LIMITS
4. PLACE NOTE ON MDP: "THE FLOOD PLAIN SHALL BE PLATTED WITH UNIT 1/2 AT THE TIME OF PLATTING"
5. SHOW DRIVEWAYS ON OBISITE SIDE OF EVANS RD. <sup>EAST</sup>
6. CLEAN UP THE AREA AT THE CORNER OF THE PROJECT WHERE THE COORDINATES ARE SHOWN.

Signature

Title

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**

disability



Approved  
7.15.05

Case Manager	
Robert Lombrano, Planner II (Even File number) (210) 207-5014, rlombrano@sanantonio.gov	Ernest Brown, Planner II (Odd file Number) (210) 207-7207, ernestb@sanantonio.gov

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| <input type="checkbox"/> Plat Certification Request                                | <input type="checkbox"/> Other: _____                         |

Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

Date: 6-16-05

(Check One)

Project Name: SADDLE MOUNTAIN AT STONE File# \_\_\_\_\_  
OAK SUBDIVISION

Engineer/Surveyor: VICKREY & ASSOCIATES, INC

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☐ I do not recommend approval

**Comments:**

**Date:**

**Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.**



City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**

SAWS



**Case Manager**

Robert Lombrano, Planner II (Even File Number)

Ernest Brown, Planner II (Odd file Number)

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(210) 207-7207, ernestb@sanantonio.gov

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Public Hearing ☐ Yes ☐ No

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Address: 12940 COUNTRY PKWY, SA., TX. Zip code: 78216

Phone: 349-3271 Fax: 349-2561

Contact Person Name: Rick McNealy E-mail: rmenealy@vickreynet.c

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

February 23, 2004

Page 1 of 2



☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_

At this time, the Saddle Mountain at Stone Oak MDP #? \_\_\_\_\_ was provided.  
However, please be advised that for Plat Certification, the SAWS Aquifer Protection and  
Evaluation will require the following pursuant to the Aquifer Protection Ordinance No.  
81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer  
Protection Plan is required) (if applicable)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be  
submitted to and approved by the Texas Commission on Environmental Quality (TCEQ)  
prior to construction.

Additional Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Julia A. Mireles  
Signature

Supervisor  
Title

7/21/05  
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next  
scheduled meeting.





**City of San Antonio**  
**Development Services Department**  
**Master Development Plan**



**Completeness Review**

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

**Project/Plat I.D. #:** \_\_\_\_\_

**Plat Name:** SADDLE MOUNTAIN AT STONE OAK SUBDIVISION

**Project Engineers/Surveyors or Firm Name:** Vickrey & Associates, Inc.

**Address:** 12940 Country Parkway

**Phone #** 349-3271

**Fax #:** 349-2561

**E-mail:** fmcnealy@vickreynet.com

Development Services Department

**MDP Division**

**Required Items for Completeness Review**

- ☐ Completed and signed Application Form
- ☐ Appropriate Plan Review Fee
- ☒ Digital information (MDP's and PUD)
- ☒ 8 1/2 " x 11 " Reduced Copy (MDP's and PUD)
- ☐ Storm Water Management Plan (MDP's and PUD)

• **(Plats Only):**

2 copies (folded) with Master Development Plan Section Request for Review form (attached):  
(1) Master Development, (1) Major thoroughfare,

• **(Master Development Plans and PUD Plans): 15 copies (folded) with Development Service Department, MDP Division Request for Review form (attached) for respective departments or agencies**

- |  |  |
|--|--|
| <input type="checkbox"/> Master Development Plan                         | <input type="checkbox"/> Street and Drainage         |
| <input type="checkbox"/> Major Thoroughfare                              | <input type="checkbox"/> Traffic T.I.A.              |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks)                   | <input type="checkbox"/> Parks - Open space          |
| <input type="checkbox"/> Zoning  | <input type="checkbox"/> Fire Protection             |
| <input type="checkbox"/> SAWS Aquifer                                    | <input type="checkbox"/> Bexar County Public Works   |
| <input type="checkbox"/> Storm Water Engineering                         | <input type="checkbox"/> Other: _____                |

☒ Accepted

☐ Rejected

Completeness Review By: Dustin Finley Date: \_\_\_\_\_

February 23, 2004

Page 1 of 1

DEV. SERVICES  
2005 JUN 20 A 9:21

MDP / MTP

**Robert Lombrano**

---

**From:** Robert Lombrano  
**Sent:** Thursday, August 04, 2005 1:43 PM  
**To:** 'fmcnealy@vickreynet.com'  
**Cc:** Robert Lombrano  
**Subject:** Saddle Mountain at Stone Oak Sub. MDP

**Mr. Mc Nealy,  
Major Thoroughfare: Approved**

**Master Development: Disapproved**

- 1. Provide a copy of the VRP, and show the VRP Number on the Plans.**
- 2. Label Project Limits.**
- 3 Place Note on the Plans: "The flood plain shall be Platted with Unit 1 and 2 at the time of Platting."**
- 4. Show driveways on the opposite side of Evans.**
- 5. Clean up the area the east corner of the project where coordinates are shown.**

**Thank you**

Robert L.Lombrano  
Planner II  
Development Services Department  
207-5014  
rlombrano@sanantonio.gov

---

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08/04/2005

SAWS

**Robert Lombrano**

---

**From:** Karen.Stahn@saws.org  
**Sent:** Friday, July 22, 2005 1:55 PM  
**To:** Robert Lombrano  
**Cc:** fmcnealy@vickreynet.com  
**Subject:** SAWS Review for "Saddle Mountain at Stone Oak MDP" - Recommend Approval

Attached is the SAWS Aquifer Protection and Evaluation review for the above project.

Karen Stahn  
Resource Data Coordinator  
Aquifer Protection & Evaluation Section  
San Antonio Water System  
(210) 704-7306

Robert Lombrano

# Storm Water

---

**From:** Junaid A Malik  
**Sent:** Wednesday, November 09, 2005 3:02 PM  
**To:** Michael Herrera; Robert Lombrano  
**Cc:** 'Kara Heasley'; Arturo Villarreal  
**Subject:** RE: Saddle Mountain MDP

Mr. Lombrano,

Based on the recent direction from Director of Public Works, this MDP can be released.

Thanks.

Junaid A. Malik, EIT  
Senior Engineering Associate  
Salado Creek Watershed  
Storm Water Engineering  
Department of Public Works  
(210) 207-5012

-----Original Message-----

**From:** Kara Heasley [mailto:kheasley@vickreynet.com]  
**Sent:** Monday, November 07, 2005 8:40 AM  
**To:** Junaid A Malik  
**Subject:** RE: Saddle Mountain MDP

Thanks for letting me know. I'll wait to hear from you until mid-week.  
Thanks,  
Kara

---

**From:** Junaid A Malik [mailto:JMalik@sanantonio.gov]  
**Sent:** Monday, November 07, 2005 8:24 AM  
**To:** Kara Heasley  
**Cc:** Samuel Carreon; Robert Browning  
**Subject:** RE: Saddle Mountain MDP

Kara,

This review has been assigned to me since last week. This project along with several other projects is awaiting a ruling from the Director of Public Works.  
Mr. Samuel Carreon, P.E. is the team leader for Salado Creek Watershed. Please direct all of your questions to either myself or Sam.

Thanks.

Junaid A. Malik, EIT  
Senior Engineering Associate  
Salado Creek Watershed  
Storm Water Engineering  
Department of Public Works

11/09/2005

(210) 207-5012

-----Original Message-----

**From:** Samuel Carreon  
**Sent:** Friday, November 04, 2005 8:10 AM  
**To:** Junaaid A Malik  
**Subject:** FW: Saddle Mountain MDP

Let Kara know you are assigned to the project and that we are awaiting a ruling from the Director. Should know something by next mid-week.

-----Original Message-----

**From:** Robert Browning  
**Sent:** Thursday, November 03, 2005 5:01 PM  
**To:** Junaaid A Malik  
**Cc:** Samuel Carreon; Kent Hickingbottom  
**Subject:** FW: Saddle Mountain MDP

fyi

Bob

-----Original Message-----

**From:** Kara Heasley [mailto:kheasley@vickreynet.com]  
**Sent:** Wed 11/2/2005 7:54 AM  
**To:** Robert Browning  
**Cc:**  
**Subject:** RE: Saddle Mountain MDP

Good morning Robert,  
I've been asked to check in with you a couple of times a week on the resolution of the Dam #9 issue. I'd appreciate any info you can give me.  
Thanks,  
Kara

---

**From:** Robert Browning [mailto:rbrowning@sanantonio.gov]  
**Sent:** Thursday, October 27, 2005 8:40 AM  
**To:** Kara Heasley  
**Cc:** Samuel Carreon; Kent Hickingbottom  
**Subject:** RE: Saddle Mountain MDP

Kara-

We will work as quickly as possible to get you a definitive answer re Dam #9.

Regarding the calculations, I still would like to have a copy signed and sealed as we are not equipped to unbind and rebind your report (I believe the report was "comb" bound?). As I stated, the easiest thing to do would be to staple your last submittal together and have Rick sign and seal the front sheet ONLY.

Of course, we'd prefer to have a completely revised signed and sealed SWMP which addresses all comments. Come to think of it- It may be more efficient to hold off on resubmitting anything until we have the Dam #9 issue resolved.

Call if you have any questions.

Sincerely,

11/09/2005

Robert J. Browning, P.E. (Bob)  
Storm Water Engineer  
City of San Antonio Storm Water Utility  
210-207-5032

-----Original Message-----

**From:** Kara Heasley [mailto:kheasley@vickreynet.com]  
**Sent:** Thursday, October 27, 2005 7:28 AM  
**To:** Robert Browning  
**Subject:** Saddle Mountain MDP

Robert,

I spoke with Rick McNealy, and he said that he would prefer to resolve the issue with Dam #9 with the MDP. But we will still need an answer as quickly as possible, because the Unit 1 plans have been completed and we are planning to submit early next week.

As for the culvert calculations which weren't sealed, Rick said that those were intended to be inserted into the stormwater management plan booklet, which is why they weren't sealed.

Thank you,

*Kara J. Heasley, P.E.  
Assistant Project Manager  
Vickrey & Associates, Inc.  
12940 Country Parkway  
San Antonio, TX 78216  
ph: 210-349-3271  
fax: 210-349-2561*

*106 E. 6th Street, Suite 900  
Austin, TX 78701  
ph: 512-494-8014  
fax: 512-322-5201*

[www.vickreynet.com](http://www.vickreynet.com) <<http://www.Vickreynet.com>>

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</HTML



# Storm Water

Robert Lombrano

---

**From:** Robert Browning  
**Sent:** Tuesday, August 02, 2005 2:07 PM  
**To:** Robert Lombrano  
**Subject:** STMWTR Comments- MDP for Saddle Mountain at Stone Oak- NOT RELEASED

Robert-

Attached are my comments regarding this MDP, as faxed to the engineer this afternoon. Stormwater engineering does NOT release this MDP at this time. You will note, however, that the majority of the comments regard future plat review comments.

Let me know if you have any questions.



stmwtr cmts MDP  
for Saddle Mou...

Sincerely,

Robert J. Browning, P.E. (Bob)  
Storm Water Engineer  
City of San Antonio, Storm Water Utility  
210.207.5032  
Fax 207.6553



# CITY OF SAN ANTONIO

P O BOX 839966  
SAN ANTONIO, TEXAS 78283-3966

August 1, 2005

Vickrey & Associates, Inc.  
12490 Country Parkway  
San Antonio, Tx. 78216-2004  
Phone: (210)349-3271  
Fax: (210)349-2561

**ATTN: Frederick McNealy, P.E.**  
**RE: Saddle Mountain at Stone Oak**  
**Master Development Plan (MDP)**

Mr. McNealy:

I have completed the Stormwater Engineer division's review of this MDP. We do not release our hold on this MDP at this time. Please address the comments below.

I have divided our comments into two groups. The first set of comments must be addressed prior to this department's release of this MDP. The second group will be conditions of release of future subdivision plats associated with this MDP.

## **REQUIRED FOR MDP RELEASE**

### **Master Development Plan comments:**

1. ADD the following note:

*"Some or all of this property is located in the dam breach inundation area of the San Antonio River Authority (SARA) / Natural Resource Conservation Service (NRCS) Dam No. 8. Said dam is located in the Mud Creek sub-watershed of the Salado Creek watershed. The dam is owned and operated by the San Antonio River Authority, which is located at 100 E. Gunther, San Antonio, Texas 78204. This note must be placed on all plats and replats associated with this property."*

2. ADD the following note:

*"SARA/ NRCS Dam No. 9 is located downstream of the subject property and within the Mud Creek sub-watershed of the Salado Creek watershed. An analysis of the impact of ultimate development of tributary areas on Dam No. 9 must be accepted by the Stormwater Engineering Division of the Department of Public Works prior to acceptance of this property into the Regional Stormwater Management Program (RSWMP) by the City of San Antonio."*

(Specific requirements are discussed in Item No. 10, below.)

3. SHOW the dimensions of and approximate locations of all existing culvert (and/or low-water) crossings. There appears to be a crossing to the west of the Barbara Bush Middle School entrance.
4. ADD "flow direction arrows" to illustrate approximate flow paths [across lots as well as with drainage easements].
5. SHOW the approximate location of proposed lots within each master planned development unit.

6. SHOW the approximate locations of drainage easements required to BOTH direct runoff to the 100-year floodplain AND to contain the 100-year floodplain.
7. EXTEND the "unit divide" boundary through the 100-year floodplain.
8. VERIFY that and ANNOTATE that the floodplain is the Regulatory (100-year ultimate development) floodplain.

**CONDITIONS FOR FUTURE PLAT APPROVAL**

**The following comments shall be addressed on all future Subdivision Plats (/Replats) and/or Storm Water Management Plans associated with this development:**

9. As noted, the above "Dam Breach Inundation Area" notice (item 1) shall be included on all subdivision plats (or replats) associated with this master planned development.
10. Also as noted above, an "ultimate development impact analysis" of Dam No. 9 must be accepted by this department prior to acceptance of any portions of this property into the City of San Antonio RSWMP.  
Note that this office is in the process of preparing "Analysis and Review Protocols for Areas Influenced by Dam Discharges". This document will provide guidelines for the required analysis of Dam No. 9. Please contact this department prior to proceeding with this study.
11. Include the culvert and/or low water crossing to the west of the Barbara Bush Middle School entrance with the Unit 2 downstream impact analysis.
12. Provide runoff and flow depth calculations for each downstream analysis point. Also provide result summary tables.
13. Property lines and easement limits shall be shown on all cross-section exhibits.
14. The specific Minimum Finish Floor elevation for all lots that are adjacent to FEMA designated 100-year floodplains shall be noted on all subdivision plats.
15. Complete Drainage Area Maps shall be included with all Stormwater Management Plans. The submitted Drainage Area Map did not include the portion of Mud Creek upstream of SARA/ NRCS Dam No. 8 (i.e. areas MC1 to MC7).
16. Complete impervious cover and time of concentration calculations shall be included with all Stormwater Management Plans. The impervious cover (and other) tabulations which supplement the Hec-1 analyses in your submittal, as prepared by HDR Engineers for the City, are available from this office. Pertinent portions of the HDR tabulations should be included in Stormwater Management Plans that utilize the HDR analyses. Note that by utilizing calculations prepared by other engineers you are certifying that you concur with the calculations and results thereof.
17. The stability of all existing and/or proposed underground utilities to be placed within the 100-year ultimate development floodplains shall be demonstrated. Scour and buoyancy calculations may be required.

Please contact me at 207-5032 or rbrowning@sanantonio.gov if you have any questions or need further information.

Sincerely,

Robert J. Browning, P.E.  
Storm Water Engineer  
City of San Antonio  
Public Works Department, Storm Water Utility

Bicycle

**Robert Lombrano**

**From:** Abigail Kinnison  
**Sent:** Wednesday, September 21, 2005 8:38 AM  
**To:** 'Kara Heasley'  
**Cc:** Robert Lombrano; Christina De La Cruz; Michael Herrera  
**Subject:** RE: Saddle Mountain MDP resubmittal

I recommend approval.

Abigail Kinnison, AICP  
 Bicycle and Pedestrian Coordinator  
 Department of Public Works  
 City of San Antonio  
 (210) 207-3971  
 (210) 207-4034 FAX

-----Original Message-----

**From:** Kara Heasley [mailto:kheasley@vickreynet.com]  
**Sent:** Monday, September 19, 2005 9:26 AM  
**To:** Abigail Kinnison  
**Subject:** Saddle Mountain MDP

Abigail,  
 I would like to check on the status of your review for the Saddle Mountain MDP comments, which I believe we resubmitted on September 7<sup>th</sup>. Please give me an update at your earliest convenience.  
 Thank you,

Kara J. Heasley, P.E.  
 Assistant Project Manager  
 Vickrey & Associates, Inc.  
 12940 Country Parkway  
 San Antonio, TX 78216  
 ph: 210-349-3271  
 fax: 210-349-2561

106 E. 6th Street, Suite 900  
 Austin, TX 78701  
 ph: 512-494-8014  
 fax: 512-322-5201

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09/21/2005

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Page 1 of 1



**Robert Lombroso**

---

**From:** Abigail Kinnison  
**Sent:** Tuesday, July 26, 2005 9:48 AM  
**To:** 'fmcnealy@vickreynet.com'  
**Cc:** Robert Lombroso; Michael Herrera; Christina De La Cruz  
**Subject:** Saddle Mountain at Stone Oak Subdivision

Saddle Mountain at Stone Oak Subdivision

I do NOT recommend approval.

Comments

The street design for 86' roadways should show bicycle facilities as required by ordinance and UDC.

- New collector roadways require a marked 5 foot on-street bicycle lane, along side each driving lane OR an off-street, 8 foot, multi-use path on one side of the road, with a 5 foot separation from the roadway. The additional square footage may be counted toward required park credits.
- New arterial roadways require an off-street, 8 foot, multi-use path on one side of the road, with a 5 foot separation from the roadway.

Abigail Kinnison, AICP  
Bicycle and Pedestrian Coordinator  
Department of Public Works  
City of San Antonio  
(210) 207-3971  
(210) 207-4034 FAX

Streets

Robert Lombrano

---

**From:** Richard Chamberlin  
**Sent:** Wednesday, October 05, 2005 4:15 PM  
**To:** 'fmcnealy@vickreynet.com'; Robert Lombrano  
**Cc:** Michael Herrera; Richard Chamberlin  
**Subject:** Saddle Mountain at Stone Oak MDP \*\*\*\*\* NO COMMENTS - STREETS\*\*\*\*\*

Please find the attached file for the above referenced Project. The Streets Division has reviewed the MDP and found it to be in compliance with the UDC (except for a comment for platting stage).



Saddle Mountain at  
Stone Oak M...

APPROVED

Richard Chamberlin, P.E.  
Sr. Engineer, Traffic Impact Analysis & Streets  
Development Services Engineering Division  
1901 S. Alamo  
San Antonio, TX 78283  
210-207-5507

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**CITY OF SAN ANTONIO**  
**Development Services Department**  
Interdepartmental Correspondence Sheet

**TO:** Michael Herrera, Development Services MDP Division  
**FROM:** Richard W. Chamberlin – DSD – **Traffic Impact Analysis & Streets** Division  
**COPIES TO:** File  
**SUBJECT:** Tuscan Oaks, MDP & PUD, Level 1 TIA, 2004TIA1156  
**DATE:** October 17, 2005

---

The DSD – Traffic Impact Analysis & Streets Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the Tuscan Oaks (MDP and PUD). The analysis indicates compliance with TIA Ordinance 91700 and the UDC.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on and before the completion of the Tuscan Oaks MDP - PUD Development, at no cost to the City of San Antonio:

- All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9).
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- Any commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.
- Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q).

It should be understood that this is a general review of a conceptual plan not an in-depth review of internal or external traffic flow, nor streets and drainage plans. The internal street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. All technical requirements of the Unified Development Code Section for streets and drainage will be complied with at the time of platting.

Reviewed by:

---

Richard W. Chamberlin, P.E.  
Sr. Engineer  
Traffic Impact Analysis & Streets

Streets

Robert Lombrano

**From:** Richard Chamberlin  
**Sent:** Wednesday, October 05, 2005 4:16 PM  
**To:** Robert Lombrano  
**Subject:** FW: Saddle Mountain at Stone Oak MDP \*\*\*\*\* NO COMMENTS - STREETS\*\*\*\*\*



Saddle Mountain at  
Stone Oak M...

Approved

-----Original Message-----

**From:** Richard Chamberlin  
**Sent:** Wednesday, October 05, 2005 4:15 PM  
**To:** 'fmcnealy@vickrey.net'; Robert Lombrano  
**Cc:** Michael Herrera; Richard Chamberlin  
**Subject:** Saddle Mountain at Stone Oak MDP \*\*\*\*\* NO COMMENTS - STREETS\*\*\*\*\*

Please find the attached file for the above referenced Project. The Streets Division has reviewed the MDP and found it to be in compliance with the UDC (except for a comment for platting stage).



Saddle Mountain at  
Stone Oak M...

Richard Chamberlin, P.E.  
Sr. Engineer, Traffic Impact Analysis & Streets  
Development Services Engineering Division  
1901 S. Alamo  
San Antonio, TX 78283  
210-207-5507

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**CITY OF SAN ANTONIO**  
**Development Services Department**  
Interdepartmental Correspondence Sheet

**PLEASE SIGN  
& DATE**

**TO:** Michael Herrera, Development Services MDP Division  
**FROM:** Richard W. Chamberlin – DSD – **Streets** Division  
**COPIES TO:** File  
**SUBJECT:** Saddle Mountain at Stone Oak, MDP, 2005TIA0652  
**DATE:** October 5, 2005

---

The DSD – Streets Division has reviewed the Saddle Mountain at Stone Oak MDP. The analysis indicates compliance with the UDC except for the following comment:

- Grades are shown to be in excess of the 12 and 15% limits of UDC 35-506(d)(3). Grade and K-value requirements of the UDC shall be complied with during platting.

Reviewed by:



Richard W. Chamberlin, P.E.  
Sr. Engineer  
Traffic Impact Analysis & Streets

# street/DRAINAGE

Robert Lombrano

---

**From:** Richard Chamberlin  
**Sent:** Monday, September 19, 2005 3:49 PM  
**To:** 'fmcnealy@vickreynet.com'; Robert Lombrano  
**Cc:** Michael Herrera; Richard Chamberlin  
**Subject:** Saddle Mountain at Stone Oak MDP \*\*\*\*DISAPPROVAL\*\*\*\*

Please find attached the Streets/Drainage Division's comments for the above referenced MDP



Saddle Mountain at  
Stone Oak M...

Richard Chamberlin, P.E.  
Sr. Engineer, Traffic Impact Analysis & Streets  
Development Services Engineering Division  
1901 S. Alamo  
San Antonio, TX 78283  
210-207-5507

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# CITY OF SAN ANTONIO

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966

Date: September 19, 2005

MDP/PUD Comments: Streets/Drainage

Re: Saddle Mountain at Stone Oak MDP (Submittal Date: June 16, 2005)

The Streets division has reviewed the above reference MDP and is providing the following comments:

- Grades are shown to be greater than the 12 and 15% limits of the UDC 35-506(d)(3). Grades shall comply with UDC 35-506(d)(3) at time of platting.
- Change Note 2: "Sidewalks shall be installed along all internal and external roadways in accordance with UDC 35-506(q)."
- Add Note: All intersections shall be provided with clear vision area in accordance with UDC 35-506(d)(5)."

Please return a new MDP/PUD plan with appropriate revisions for review. Thank you.

A handwritten signature in black ink, appearing to read 'Richard Chamberlin'.

Richard Chamberlin, P.E.  
Sr. Engineer, Traffic Impact Analysis & Streets  
Development Services Engineering Division  
1901 S. Alamo  
San Antonio, TX 78283  
rchamberlin@sanantonio.gov

TIA

**Robert Lombrano**

---

**From:** Marc Courchesne  
**Sent:** Tuesday, June 21, 2005 7:08 AM  
**To:** Robert Lombrano; Richard Chamberlin; Marc Courchesne; 'fmcnealy@vickreynet.com'  
**Subject:** Saddle Mountain @ Stone Oak Subdivision, MDP \*\*APPROVAL\*\*

TIA recommends the approval of the Saddle Mountain @ Stone Oak Subdivision, MDP.

Marc A. Courchesne  
Sr. Engineering Technician  
Development Services  
Engineering Division, TIA  
207-7741



## Robert Lombrano

---

**From:** Christopher Looney  
**Sent:** Thursday, October 13, 2005 1:40 PM  
**To:** 'fmcnealy@vickreynet.com'; 'kheasley@vickreynet.com'  
**Cc:** Robert Lombrano; Patricia Wallace; Michael Herrera  
**Subject:** FW: Saddle Mountain at Stone Oak MDP

Saddle Mountain at Stone Oak MDP.

### **Zoning: Approved**

On the version I received on October 11th of 2005, the labels were changed to reflect the current zoning, i.e. the eastern portion is zoned R-6 ERZD and the western portion is zoned MF-33 ERZD. The zoning boundary does not correspond to the dividing line between Units 1 and 2, but both zoning districts allow single-family residential. This version was sent directly to me; please provide copies of this latest version to the Department's MDP Division.

Thank you,  
Chris

-----Original Message-----

**From:** Christopher Looney  
**Sent:** Tuesday, September 20, 2005 1:40 PM  
**To:** 'fmcnealy@vickreynet.com'  
**Cc:** Robert Lombrano; Ernest Brown; Patricia Wallace; Michael Herrera; Roderick Sanchez  
**Subject:** FW: Saddle Mountain at Oakstone MDP

### **Zoning: Denied**

The eastern portion of the property is now zoned R-6 ERZD; the western portion remains MF-33 ERZD. However, the original MDP still indicates that the proposed zoning was R-5. Also, the zoning labels need to be changed to include the "ERZD" overlay.

Thank you.

-----Original Message-----

**From:** Christopher Looney  
**Sent:** Monday, July 25, 2005 3:33 PM  
**To:** 'fmcnealy@vickreynet.com'  
**Cc:** Robert Lombrano; Ernest Brown; Michael Herrera; Roderick Sanchez; John Jacks; Florencio Pena  
**Subject:** Saddle Mountain at Oakstone MDP

Saddle Mountain at Oakstone MDP

### **Zoning: Denied**

A rezoning case is pending for the eastern portion of the property included within this MDP's boundaries. I can review a resubmittal following City Council's action on the rezoning request. To that end, a note on the MDP indicates that the proposed zoning is R-5. However, the rezoning case is only for a portion of the property and the request is to change it to R-6. Also, any zoning labels need to include the "ERZD" overlay.

Thank you.

Christopher Looney  
Senior Planner - Zoning/BOA  
Development Services Department  
City of San Antonio, Texas

Robert Lombrano

ZONING

**From:** Christopher Looney  
**Sent:** Tuesday, September 20, 2005 1:40 PM  
**To:** 'fmcnealy@vickreynet.com'  
**Cc:** Robert Lombrano; Ernest Brown; Patricia Wallace; Michael Herrera; Roderick Sanchez  
**Subject:** FW: Saddle Mountain at Oakstone MDP

**Zoning: Denied**

The eastern portion of the property is now zoned R-6 ERZD; the western portion remains MF-33 ERZD. However, the original MDP still indicates that the proposed zoning was R-5. Also, the zoning labels need to be changed to include the "ERZD" overlay.

Thank you.

-----Original Message-----

**From:** Christopher Looney  
**Sent:** Monday, July 25, 2005 3:33 PM  
**To:** 'fmcnealy@vickreynet.com'  
**Cc:** Robert Lombrano; Ernest Brown; Michael Herrera; Roderick Sanchez; John Jacks; Florencio Pena  
**Subject:** Saddle Mountain at Oakstone MDP

Saddle Mountain at Oakstone MDP

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Thank you.

*Christopher Looney  
Senior Planner - Zoning/BOA  
Development Services Department  
City of San Antonio, Texas*

Robert Lombrano

# ZONING

**From:** Christopher Looney  
**Sent:** Thursday, October 13, 2005 1:40 PM  
**To:** 'fmcnealy@vickreynet.com'; 'kheasley@vickreynet.com'  
**Cc:** Robert Lombrano; Patricia Wallace; Michael Herrera  
**Subject:** FW: Saddle Mountain at Stone Oak MDP

Saddle Mountain at Stone Oak MDP

**Zoning: Approved**

On the version I received on October 11th of 2005, the labels were changed to reflect the current zoning, i.e. the eastern portion is zoned R-6 ERZD and the western portion is zoned MF-33 ERZD. The zoning boundary does not correspond to the dividing line between Units 1 and 2, but both zoning districts allow single-family residential. This version was sent directly to me; please provide copies of this latest version to the Department's MDP Division.

Thank you,  
Chris

-----Original Message-----

**From:** Christopher Looney  
**Sent:** Tuesday, September 20, 2005 1:40 PM  
**To:** 'fmcnealy@vickreynet.com'  
**Cc:** Robert Lombrano; Ernest Brown; Patricia Wallace; Michael Herrera; Roderick Sanchez  
**Subject:** FW: Saddle Mountain at Oakstone MDP

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The eastern portion of the property is now zoned R-6 ERZD; the western portion remains MF-33 ERZD. However, the original MDP still indicates that the proposed zoning was R-5. Also, the zoning labels need to be changed to include the "ERZD" overlay.

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-----Original Message-----

**From:** Christopher Looney  
**Sent:** Monday, July 25, 2005 3:33 PM  
**To:** 'fmcnealy@vickreynet.com'  
**Cc:** Robert Lombrano; Ernest Brown; Michael Herrera; Roderick Sanchez; John Jacks; Florencio Pena  
**Subject:** Saddle Mountain at Oakstone MDP

Saddle Mountain at Oakstone MDP

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Thank you.

*Christopher Looney  
Senior Planner - Zoning/BOA  
Development Services Department  
City of San Antonio, Texas*

# ZONING

Robert Lombrano

---

**From:** Christopher Looney  
**Sent:** Monday, July 25, 2005 3:33 PM  
**To:** 'fmcnealy@vickreynet.com'  
**Cc:** Robert Lombrano; Ernest Brown; Michael Herrera; Roderick Sanchez; John Jacks; Florencio Pena  
**Subject:** Saddle Mountain at Oakstone MDP

Saddle Mountain at Oakstone MDP

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A rezoning case is pending for the eastern portion of the property included within this MDP's boundaries. I can review a resubmittal following City Council's action on the rezoning request.

To that end, a note on the MDP indicates that the proposed zoning is R-5. However, the rezoning case is only for a portion of the property and the request is to change it to R-6.

Also, any zoning labels need to include the "ERZD" overlay.

Thank you.

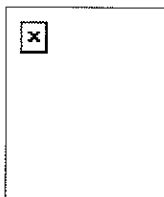
*Christopher Looney  
Senior Planner - Zoning/BOA  
Development Services Department  
City of San Antonio, Texas*

TREE'S

Robert Lombrano

---

**From:** Joan Miller  
**Sent:** Thursday, September 15, 2005 12:57 PM  
**To:** 'fmcnealy@vickreynet.com'  
**Cc:** Robert Lombrano; Michael Herrera; Debbie Reid  
**Subject:** saddle Mountain @ Stone Oak Aprvl



**CITY OF SAN  
ANTONIO**

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966

Date: 9/15/05

Subject: Master Development Plan, Saddle Mountain @ Stone Oak, AP 1139168

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

- Streetscape standards

Project is vested from 1997 and 2003 Tree Preservation Ordinance according to VRP 05-03-073.

If you have any further questions, please call me at (210) 207-8265.

Sincerely,

09/19/2005

*Joan Miller*  
Administrative Assistant II

Robert Lombrano

TREE'S

---

**From:** Joan Miller  
**Sent:** Thursday, June 23, 2005 11:32 AM  
**To:** 'rhampton@vickreynet.com'  
**Cc:** Michael Herrera; Robert Lombrano  
**Subject:** Saddle Mountain at Stone Oak MDP

DEAPPROVED



# **CITY OF SAN ANTONIO**

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966

Date: June 23, 2005

**Subject: Master Development Plan, Saddle Mountain at Stone Oak**

Dear Engineer,

This Master Development Plan requires a revision to the Tree Requirements Note. Please remove the text stating that the streetscape requirement is exempt due to vesting. Streetscape requirements cannot be vested and this project will need to comply with streetscape requirements along Evans Road.

If you have any further questions, please call me at (210) 207-8265.

Sincerely,

Joan Miller  
Administrative Assistant II



PARKS

**Robert Lombrano**

---

**From:** Chris Yanez  
**Sent:** Monday, June 27, 2005 3:02 PM  
**To:** 'fmcnealy@vickreynet.com'  
**Cc:** Robert Lombrano; Michael Herrera  
**Subject:** Saddle Mountain at Stone Oak MDP

**Chris Yanez**  
**Architect Assistant**  
**City of San Antonio**  
**HOME OF THE 2005 NBA CHAMPIONS**  
Parks and Recreation  
Park Project Services  
Phone:210-207-4091  
Fax:210-207-2720

**CITY OF SAN ANTONIO**  
**PARKS AND RECREATION DEPARTMENT**

**Interdepartment Correspondence Sheet**

**TO:** Michael Herrera, Special Projects Coordinator, Development Services Department  
**FROM:** Ismael B. Segovia, Planner II, Parks and Recreation Department  
**COPIES TO:** Robert Lombrano, Planner II, Development Services Department  
**SUBJECT:** Saddle Mountain at Stone Oaks Master Development Plan

**DATE:** June 21, 2005

I recommend approval of Saddle Mountain at Stone Oaks Master Development Plan.

Saddle Mountain at Stone Oaks has vested rights under permit number VRP 05-03-073 and is therefore not subject to the requirements of the Parks and Open Space Dedication section of the UDC.

Ismael B. Segovia, M.A.  
Planner II  
Parks and Recreation Department



# VICKREY & ASSOCIATES, INC.

## Consulting Engineers

12940 Country Parkway • San Antonio, Texas 78216-2004 • (210) 349-3271 • Fax: (210) 349-2561

TO: Robert Lombrano  
Master Development Review  
Development Services  
1901 S. Alamo, 2<sup>nd</sup> floor

DATE: 11/10/05  
PROJECT: Saddle Mountain @ Stone Oak  
JOB NO: 2014-001-051

We are sending you:

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Herewith     | <input type="checkbox"/> Tracings         | <input type="checkbox"/> Plans          |
| <input type="checkbox"/> Under Separate Cover    | <input type="checkbox"/> Blue Line Prints | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> By Mail                 | <input type="checkbox"/> Xerox Copies     | <input type="checkbox"/> Contracts      |
| <input checked="" type="checkbox"/> By Messenger | <input checked="" type="checkbox"/> Other | <input type="checkbox"/> Estimate No.   |
| <input type="checkbox"/> By                      | <input type="checkbox"/> Other            | <input type="checkbox"/> Other          |

NO. OF COPIES	NO. OF SHEETS	LATEST DATE	DESCRIPTION
10	1	9/20/05	Master Development Plan
1	1	9/20/05	8 1/2 x 11 Reduction of plan

These are sent:

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> As per your request | <input type="checkbox"/> For your information | <input type="checkbox"/> For construction |
| <input type="checkbox"/> By request of                  | <input type="checkbox"/> For your signature   | <input type="checkbox"/> Other            |

Remarks:

The above is per your request. Please let me know when the approval is ready for pickup.

Copies of: \_\_\_\_\_

To: \_\_\_\_\_

Thank you, \_\_\_\_\_

Received by: \_\_\_\_\_ Date: \_\_\_\_\_ Submitted by: Ruth Hampton

☒ Original to Addressee with Package ☐ Courier Copy ☐ Copy to File

☐ Receipt confirmed: \_\_\_\_\_  
Date Time person confirmed with VA Staff



# VICKREY & ASSOCIATES, INC.

## Consulting Engineers

12940 Country Parkway • San Antonio, Texas 78216-2004 • (210) 349-3271 • Fax: (210) 349-2561

TO: Robert Lombrano  
Master Development Review  
Development Services  
1901 South Alamo, 1<sup>st</sup> floor

DATE: 9/23/05  
PROJECT: Saddle Mountain MDP  
JOB NO: 2014-001-051

We are sending you:

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Herewith     | <input type="checkbox"/> Tracings         | <input type="checkbox"/> Plans          |
| <input type="checkbox"/> Under Separate Cover    | <input type="checkbox"/> Blue Line Prints | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> By Mail                 | <input type="checkbox"/> Xerox Copies     | <input type="checkbox"/> Contracts      |
| <input checked="" type="checkbox"/> By Messenger | <input checked="" type="checkbox"/> Other | <input type="checkbox"/> Estimate No.   |
| <input type="checkbox"/> By                      | <input type="checkbox"/> Other            | <input type="checkbox"/> Other          |

NO. OF COPIES	NO. OF SHEETS	LATEST DATE	DESCRIPTION
2	1	9/22/05	Resubmittal for Streets and Drainage
2	1	9/22/05	Resubmittal for Zoning

These are sent:

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> As per your request | <input type="checkbox"/> For your information | <input type="checkbox"/> For construction |
| <input type="checkbox"/> By request of                  | <input type="checkbox"/> For your signature   | <input type="checkbox"/> Other            |

Remarks:

Please forward for review and approval. If there are any other comments, please call.

Copies of: \_\_\_\_\_

To: \_\_\_\_\_

\_\_\_\_\_

Thank you, \_\_\_\_\_

Received by: \_\_\_\_\_ Date: \_\_\_\_\_ Submitted by: Ruth Hampton *Ruh*

☒ Original to Addressee with Package

☐ Courier Copy

☐ Copy to File

☐ Receipt confirmed:

Date

Time

person confirmed with

VA Staff

Historic

Robert Lombrano

---

**From:** Kay Hinds  
**Sent:** Monday, October 03, 2005 12:19 PM  
**To:** Michael Herrera  
**Cc:** Robert Lombrano; 'fmcnealy@vickreynet.com'; 'cheasley@vickreynet.com'  
**Subject:** Saddle Mountain at Stone Oak MDP

**Importance:** High

Approved

Dear Mike:

Staff of the HPO has reviewed the above referenced MDP. Cultural resources exist within the project area that should be reassessed before the project moves forward. Although this is not a requirement, the applicant is strongly urged to document/inventory/reassess these resources before proceeding to the platting stage. Please find attached our review letter.

If you have any questions or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hinds



Saddle Mountain at  
Stone Oak M...

**PLEASE SIGN  
& DATE**

**CITY OF SAN ANTONIO PLANNING DEPARTMENT**

**Interdepartmental Correspondence**

To: Michael O. Herrera  
From: Kay Hinds, Planner II/Archaeologist, Planning Department  
Copy: Historic Preservation Office Files  
Subject: Saddle Mountain at Stone Oak Subd. MDP  
Date: 10-3-2005

The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 6 35-630 to 35-634). The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that archaeological site 41BX751 has been previously identified within the above referenced property. Thus, before any work that might affect the site is begun, qualified professionals should conduct an archaeological investigation of the property. The investigations should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. The Council of Texas Archeologists provides a list of qualified consultants that can be accessed on-line at [www.c-tx-arch.org](http://www.c-tx-arch.org). The consultant will probably need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards, the CTA guidelines, and a list of qualified consultants may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. If part of the property was already investigated since Oct. 1, 2005, it may be omitted and the report for the previous study may be submitted for that part. Law allows both the HPO and SHPO allowed 30 days from receipt for reviews.

If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation should be prepared and submitted to the HPO and SHPO for review. If no significant sites are found or upon reevaluation are found to not be significant, after the SHPO concurs, development may proceed throughout the property. Upon concurrence by the SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained from the CHPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

Sincerely,

Kay Hinds, Archaeologist/Planner II

REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
3300337

AMT ENCLOSED \_\_\_\_\_

AMOUNT DUE 500.00  
INVOICE DATE 6/21/2005  
DUE DATE 6/21/2005

50-05-5574  
KBHOME SAN ANTONIO  
4800 FREDERICKSBURG RD.  
SAN ANTONIO, TEXAS 78229

MDP 865

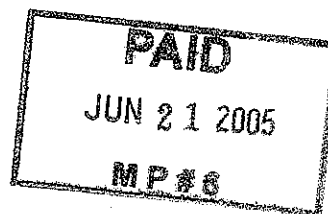
PHONE: (000) 000-0000

SADDLE MOUNTAIN AT STONE OAK SUB

REP  
CIP  
FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE 6/21/2005 INVOICE 3300337 ACCOUNT 50-05-5574 DUE DATE 6/21/2005 OFFICE HOURS 7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-002	MDP REVIEW FEE	500.00



AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT  
ST: 06/21/2005 CK#00621537  
END 06/21/2005

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	500.00	0.00	500.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

INVOICE NO.	DATE	DESCRIPTION	GROSS	DEDUCTIONS	AMOUNT PAID
CKRQ050605	05/06/05	Oak stone master dev. plan	500.00		500.00
			500.00		500.00

VENDOR  
2020196 City of San Antonio

THIS CHECK IS VOID WITHOUT A GREEN & BLUE BORDER AND BACKGROUND PLUS A KNIGHT & FINGERPRINT WATERMARK ON THE BACK. HOLD AT ANGLE TO VIEW

**KBHOME**  
KB HOME San Antonio  
4800 Fredericksburg Road  
San Antonio, TX 78229

70-2322/719  
Bank One, NA  
Chicago, Illinois

NO. 00621537  
09-72347

VENDOR: 2020196 DATE: 05/11/05 AMOUNT: \$\*\*\*\*\*500.00

**PAY** FIVE HUNDRED AND 00/100 \*\*\*\*\*

TO: City of San Antonio  
THE: Central billing section  
ORDER: P.O. Box 839975  
OF: San Antonio TX 78283-3975

VOID IF NOT CASHED IN 60 DAYS

*[Signature]*  
AUTHORIZED SIGNATURES

⑈00621537⑈ ⑆071923226⑆ 09 72347⑈

ABSENCE OF PINK U.S. PATENT NUMBERS UNDER SIGNATURE INDICATES CHECK IS FRAUDULENT. PATENT NUMBERS ARE PRINTED WITH HEAT SENSITIVE INK & WILL DISAPPEAR WHEN BLOWING OR RUBBING

DEV. SERVICES  
2005 JUN 20 A 9:21